175.0	0004	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	619,800	/	619,800
USE VALUE:	619,800	/	619,800
ASSESSED:	619,800	/	619,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOYLE MICHAEL G & MARIA F
Owner 2:	
Owner 3:	
Street 1:	36 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	QUALLIOTINE ARMAND G -
Owner 2:	-
Street 1:	36 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	233,700		386,100	619,800
Total Card	0.101	233,700		386,100	619,800
Total Parcel	0.101	233,700		386,100	619,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.52 | /Parcel: 403.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117377
GIS Ref	
GIS Ref	
Insp Date	06/29/18

!13659!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,700	0	4,386.	386,100	619,800		Year end	12/23/2021
2021	101	FV	225,700	0	4,386.	386,100	611,800		Year End Roll	12/10/2020
2020	101	FV	225,700	0	4,386.	386,100	611,800	611,800	Year End Roll	12/18/2019
2019	101	FV	204,600	0	4,386.	380,600	585,200	585,200	Year End Roll	1/3/2019
2018	101	FV	204,600	0	4,386.	292,300	496,900	496,900	Year End Roll	12/20/2017
2017	101	FV	204,600	0	4,386.	275,800	480,400	480,400	Year End Roll	1/3/2017
2016	101	FV	204,600	0	4,386.	253,700	458,300	458,300	Year End	1/4/2016
2015	101	FV	191,500	0	4,386.	237,200	428,700	428,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:28:53

LAST REV

Date	Time
07/30/18	12:11:18

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13659

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUALLIOTINE ARM	64438-446		10/30/2014		430,000	No	No		
KEAVENEY THOMAS	45568-425		7/7/2005		420,000	No	No		
	9802-65		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	117377
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1535	Re-Roof	6,000					
9/16/1998	659	Manual	4,000					REROOF
5/20/1994	220	Manual	3,382					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
12/10/2008	Measured	336	PATRIOT
11/14/2005	MLS	MM	Mary M
10/25/2000	Hearing Chag	189	PATRIOT
12/14/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA:	0.10069	Total SF/SM:	4386	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	386,105	Spl Credit		Total:	386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287152
Depreciation:	53410
Depreciated Total:	233742

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

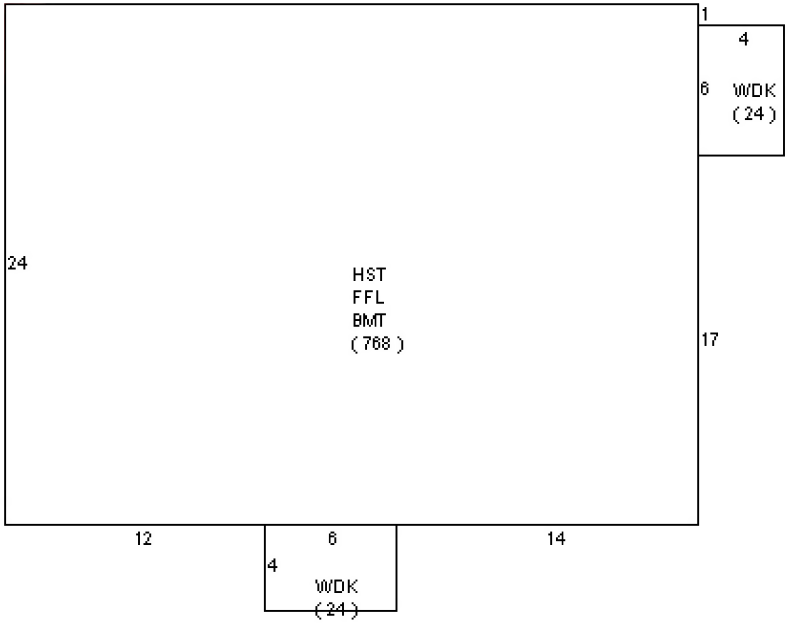
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	118.75
Final Total:	233700	Val/Su SzAd	202.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.020	45,330
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
WDK	Deck	48	16.000	768

Net Sketched Area:	1,968			Total:	217,153
Size Ad	1152	Gross Area	2352	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total:

IMAGE

AssessPro Patriot Properties, Inc